

KINGS LANDING PLAT 1

LEGEND	
PROPOSED	EXISTING
TYPE SW-501 STORM INTAKE	SANITARY MANHOLE
TYPE SW-503 STORM INTAKE	WATER VALVE BOX
TYPE SW-505 STORM INTAKE	FIRE HYDRANT
TYPE SW-506 STORM INTAKE	WATER CURB STOP
TYPE SW-513 STORM INTAKE	WELL
TYPE SW-401 STORM MANHOLE	STORM SEWER MANHOLE
TYPE SW-402 STORM MANHOLE	STORM SEWER SINGLE INTAKE
TYPE SW-301 SANITARY MANHOLE	STORM SEWER DOUBLE INTAKE
STORM/SANITARY CLEANOUT	FLARED END SECTION
WATER VALVE	DECIDUOUS TREE
FIRE HYDRANT ASSEMBLY	DECIDUOUS SHRUB
SIGN	CONIFEROUS POWER POLE
DETECTABLE WARNING PANEL	GUY ANCHOR
SANITARY SEWER WITH SIZE	STREET LIGHT
STORM SEWER	POWER POLE W/ TRANSFORMER
WATERMAIN WITH SIZE	UTILITY POLE W/ LIGHT
	ELECTRIC BOX
	ELECTRIC TRANSFORMER

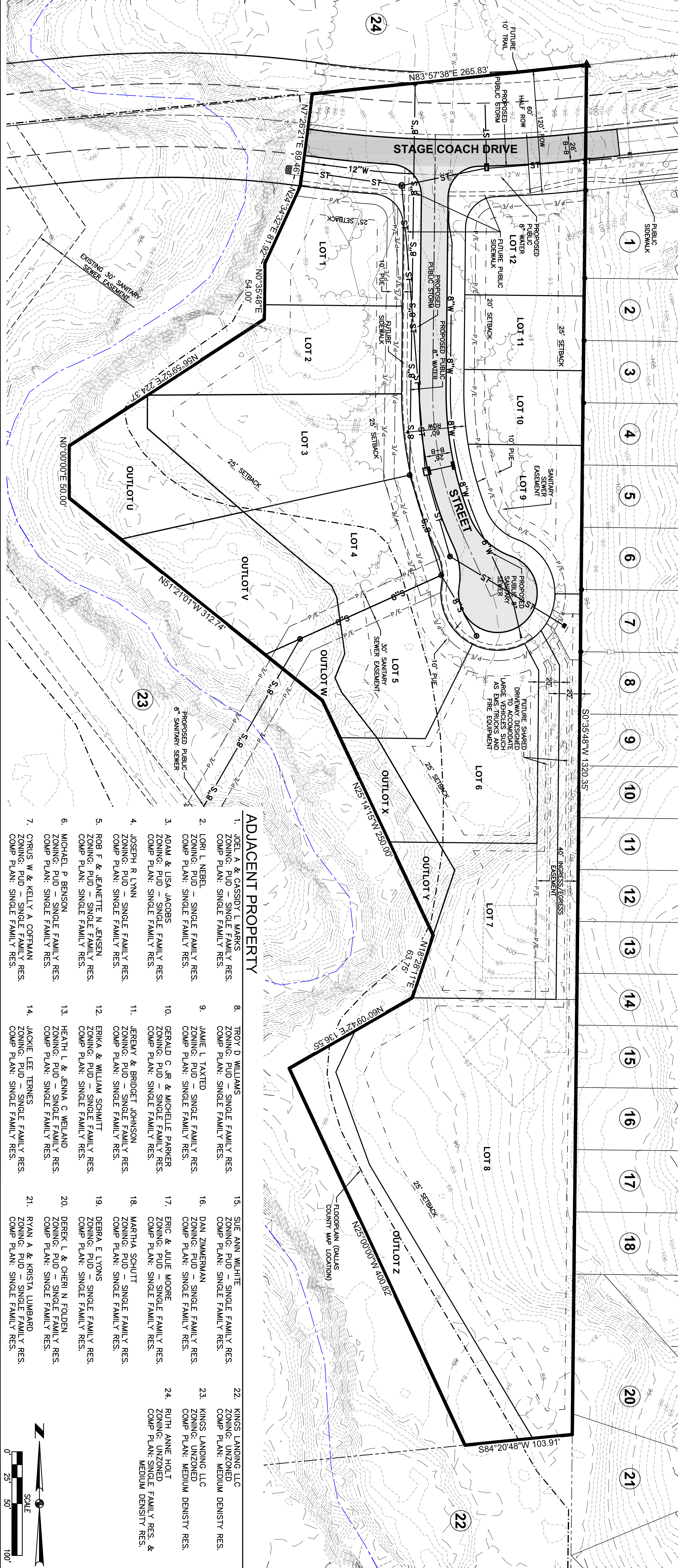
⑤	ELECTRIC MANHOLE OR VAULT
Ⓢ	TRAFFIC SIGN
Ⓣ	TELEPHONE JUNCTION BOX
Ⓣ	TELEPHONE MANHOLE/VAULT
Ⓣ	TELEPHONE POLE
Ⓣ	GAS VALVE BOX
Ⓣ	CABLE TV JUNCTION BOX
Ⓣ	CABLE TV MANHOLE/VAULT
Ⓣ	MAIL BOX
Ⓣ	BENCHMARK
Ⓣ	SOIL BORING
Ⓣ	UNDERGROUND TV CABLE
Ⓣ	GAS MAIN
Ⓣ	FIBER OPTIC
Ⓣ	UNDERGROUND TELEPHONE
Ⓣ	OVERHEAD ELECTRIC
Ⓣ	UNDERGROUND ELECTRIC
Ⓣ	SANITARY SEWER W/ SIZE
Ⓣ	STORM SEWER W/ SIZE
Ⓣ	WATER MAIN W/ SIZE

PRELIMINARY PLAT DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID NORTHWEST QUARTER, THENCE SOUTH 0°35'48" WEST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER, 1320.35 FEET TO THE CENTER OF SAID NORTHWEST QUARTER, THENCE SOUTH 84°20'48" WEST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, 103.91 FEET; THENCE NORTH 25°00'00" WEST, 400.82 FEET; THENCE NORTH 60°09'42" EAST, 136.55 FEET; THENCE NORTH 18°28'11" EAST, 63.76 FEET; THENCE NORTH 25°14'15" WEST, 250.00 FEET; THENCE NORTH 51°21'01" WEST, 312.74 FEET; THENCE NORTH 0°00'00" EAST, 50.00 FEET; THENCE NORTH 56°59'52" EAST, 224.37 FEET; THENCE NORTH 0°35'48" EAST, 54.00 FEET; THENCE NORTH 24°34'32" EAST, 81.92 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF STAGE COACH DRIVE; THENCE NORTH 7°26'21" EAST, 89.46 FEET TO THE NORTHERLY LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 83°57'36" EAST ALONG SAID NORTHERLY LINE, 265.83 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.00 ACRES (348,269 SQUARE FEET).

PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.



ADJACENT PROPERTY	
1. JOEL A & CASSIDY L MARKS ZONING: PUD - SINGLE FAMILY RES. COMP PLAN: SINGLE FAMILY RES.	8. TROY D WILLIAMS ZONING: PUD - SINGLE FAMILY RES. COMP PLAN: SINGLE FAMILY RES.
2. LORI L NEEBEL ZONING: PUD - SINGLE FAMILY RES. COMP PLAN: SINGLE FAMILY RES.	9. JAMIE L TAXTED ZONING: PUD - SINGLE FAMILY RES. COMP PLAN: SINGLE FAMILY RES.
3. ADAM & LISA JACOBS ZONING: PUD - SINGLE FAMILY RES. COMP PLAN: SINGLE FAMILY RES.	10. GERALD C JR & MICHELLE PARKER ZONING: PUD - SINGLE FAMILY RES. COMP PLAN: SINGLE FAMILY RES.
4. JOSEPH R LYNN ZONING: PUD - SINGLE FAMILY RES. COMP PLAN: SINGLE FAMILY RES.	11. JEREMY & BRIDGET JOHNSON ZONING: PUD - SINGLE FAMILY RES. COMP PLAN: SINGLE FAMILY RES.
5. BOB F & JENNETTE N JENSEN ZONING: PUD - SINGLE FAMILY RES. COMP PLAN: SINGLE FAMILY RES.	12. ERIKA & WILLIAM SCHMITT ZONING: PUD - SINGLE FAMILY RES. COMP PLAN: SINGLE FAMILY RES.
6. MICHAEL P BENSON ZONING: PUD - SINGLE FAMILY RES. COMP PLAN: SINGLE FAMILY RES.	13. HEATH L & JENNA C WELAND ZONING: PUD - SINGLE FAMILY RES. COMP PLAN: SINGLE FAMILY RES.
7. CYRUS W & KELLY A COFFMAN ZONING: PUD - SINGLE FAMILY RES. COMP PLAN: SINGLE FAMILY RES.	14. JACKIE LEE TERNEES ZONING: PUD - SINGLE FAMILY RES. COMP PLAN: SINGLE FAMILY RES.
	15. SUE ANN WILHITE ZONING: PUD - SINGLE FAMILY RES. COMP PLAN: SINGLE FAMILY RES.
	16. DAN ZIMMERMAN ZONING: PUD - SINGLE FAMILY RES. COMP PLAN: SINGLE FAMILY RES.
	17. ERIC & JULIE MOORE ZONING: PUD - SINGLE FAMILY RES. COMP PLAN: SINGLE FAMILY RES.
	18. MARTHA SCHUTT ZONING: PUD - SINGLE FAMILY RES. COMP PLAN: SINGLE FAMILY RES.
	19. DEBRA E LYONS ZONING: PUD - SINGLE FAMILY RES. COMP PLAN: SINGLE FAMILY RES.
	20. DEREK L & CHERI N FOLDEN ZONING: PUD - SINGLE FAMILY RES. COMP PLAN: SINGLE FAMILY RES.
	21. RYAN A & KRISTIA LUMBARD ZONING: PUD - SINGLE FAMILY RES. COMP PLAN: SINGLE FAMILY RES.
	22. KINGS LANDING LLC ZONING: UNZONED COMP PLAN: MEDIUM DENSITY RES.
	23. KINGS LANDING LLC ZONING: UNZONED COMP PLAN: MEDIUM DENSITY RES.
	24. RUTH ANNE HOLT ZONING: UNZONED COMP PLAN: MEDIUM DENSITY RES.

OWNER/DEVELOPER	
KINGS LANDING LLC 2400 86TH ST SUITE 24 URBANDALE, IOWA 50322	
BENCHMARKS	
1. WDSM BM #35 - NE CORNER OF INTERSECTION OF MILLS CIVIC PARKWAY & 88TH STREET, 206' EAST OF CENTRLINE OF SOUTH 88TH STREET, 49 FEET NORTH OF THE CENTERLINE OF MILLS CIVIC PARKWAY. ELEV: 219.04	
ENGINEER / SURVEYOR	
CIVIL DESIGN ADVANTAGE, LLC 3405 S.E. CROSSROADS DRIVE, SUITE G GRIMES, IOWA 50111 PH: 515-369-4400 CONTACT: EMILY HARDING	
ZONING	
EXISTING: UNZONED PROPOSED: KINGS LANDING PLAT 1 P.U.D. UNDERLYING ZONING: R-1	
DATE OF SURVEY	
AUGUST 2013	
COMPREHENSIVE LAND USE	
EXISTING: MD - MEDIUM DENSITY RESIDENTIAL PROPOSED: SF - SINGLE FAMILY RESIDENTIAL	
BULK REGULATIONS	
MINIMUM LOT WIDTH: 70' MINIMUM FLAG LOT STREET FRONTAGE: 20' NO SIDEWALK IS REQUIRED FOR LOTS 8-12.	
LOTS 1-7 SETBACKS: FRONT: 25' SIDE: 7' MIN/15' TOTAL REAR: 25'	
LOTS 8-12 SETBACKS: FRONT: 20' SIDE: 7' MIN/15' TOTAL REAR: 25'	

